CONTRACT

(Incorporating the Conditions of Sale (Fifth Edition – 2018 Revision))

For Conveyancer's use only

Buyer's Conveyancer.....

Seller's Conveyancer.....

Law Society Formula: (A/B/C Personal Exchange)

Date	
Seller	Jonathan Stronach and Susan Kate Stronach of Worth House Lower Washfield, Tiverton, Devon, EX16 9QX, United Kingdom.
Buyer	Thomas Sebastian Reed Babbedge and Karen Michelle Hannan of 30 Petley Road, London, W6 9ST, United Kingdom.
Property (Freehold)	The freehold property known as Worth House and land on the east side of Washfield Lane and land at North House, Lower Washfield, Tiverton, Devon, EX16 9QX, United Kingdom, being part of the property registered at HM Land Registry under the following Title Number DN366521 (the whole of the area shown edged red save for the area coloured green on the Plan attached to the TP1) and the whole of the titles registered at HM Land Registry under the following Title Numbers DN471178 and DN372337
Title Number / Root of Title	DN471178, DN372337, DN366521 (part only).
Specified Incumbrances	The entries in the registers of the above Title Numbers as at 24 June 2021 at 11:12:57, 22 June 2021 at 22:45:15 and 22 June 2021 at 22:40:13 of official copies with the exception of the entries relating to Financial Charges in the Charges Register.
Title Guarantee	Full
Completion Date	
Contract Rate	The Law Society's rate of interest from time to time.
Purchase Price	£2,250,000.
Deposit	£225,000.

Contents Price (if separate)	£50,000.
Balance	£

The Seller will sell and the Buyer will buy the Property for the Purchase Price.

WARNING

This is a formal document designed to create legal rights and legal obligations.

Take advice before using it.

Signed

Buyer:

Buyer:

[Seller][Buyer]

SPECIAL CONDITIONS

1. DEFINITIONS

In this Contract the following expressions have the meanings specified:

Conditions means Standard Conditions of Sale (Fifth Edition - 2018 Revision) (**Conditions**) and **Condition** means any one of them; and

Special Conditions refers to the terms set out in this section of this contract and **Special Condition** means any one of them.

2. STANDARD CONDITIONS OF SALE

2.1 This contract incorporates the Conditions.

2.2 The terms used in this contract have the same meaning when used in the Conditions.

3. TITLE GUARANTEE

Subject to the terms of this contract and to the Conditions the Seller is to transfer the Property with either full title guarantee or limited title guarantee, as specified on the front page.

4. CONTENTS

4.1 The sale includes those contents which are indicated on the attached list as included in the sale and the Buyer is to pay the contents price for them.

4.2 The sale excludes those fixtures which are at the Property and are indicated on the attached list as excluded from the sale.

5. POSSESSION

The Property is sold with vacant possession save for the existing Assured Shorthold Tenancy Agreement for Flat 1.

6. COMPLETION

Condition 6.1.2 and 6.1.3 will take effect as of the time specified in them were 1:00 pm rather than 2.00 pm.

7. REPRESENTATIONS

Neither party can rely on any representation made by the other, unless made in writing by the other or his conveyancer, but this does not exclude liability for fraud or recklessness.

8. NOTICES

8.1 Notices may be sent to:

Seller's conveyancer: Jon Stronach/Cartmells

Ref:

Buyer's conveyancer:

Penningtons Manches Cooper LLP of

31 Chertsey Street, Guildford, Surrey, GU1 4HD, United Kingdom.

Ref: CHM.Babbedge

8.2 A notice or document delivered under this contract shall not be validly given or delivered if sent by email and Condition 1.3.3(b) does not apply to this contract.

9. Transfer

The Transfer to the Buyer will be in the form annexed hereto.

Flood risk assessment data

Location of site: 294703 / 114684 (shown as easting and northing coordinates)
Document created on: 26 August 2022
This information was previously known as a product 4.
Customer reference number: 5FRE98EY4BD8

Map showing the location that flood risk assessment data has been requested for.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

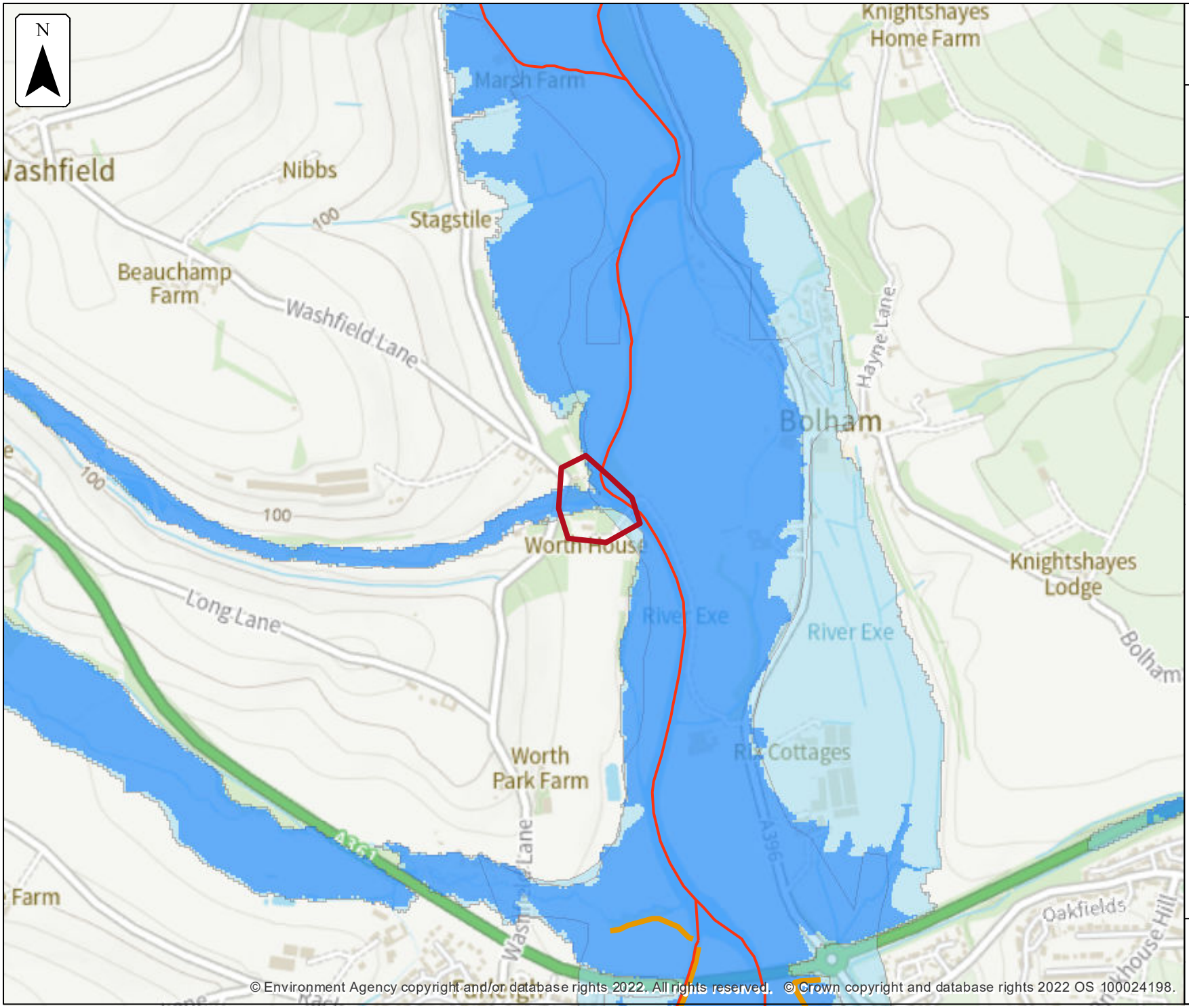
Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

This data is updated on a quarterly basis as better data becomes available.



Environment Agency

Flood map for planning

Location (easting/northing)
294703/114684

Scale
1:10,000

Created
26 Aug 2022

- Selected area
- Main river
- Flood defence
- Flood zone 3
- Flood zone 2

0 100 200 300 400 500
metres

Historic Information

The map below is an indicative outline of areas that have previously flooded.

Historic outlines may not be visible where they overlap. You can download the outlines separately via the link below.

Download recorded flood outlines in GIS format

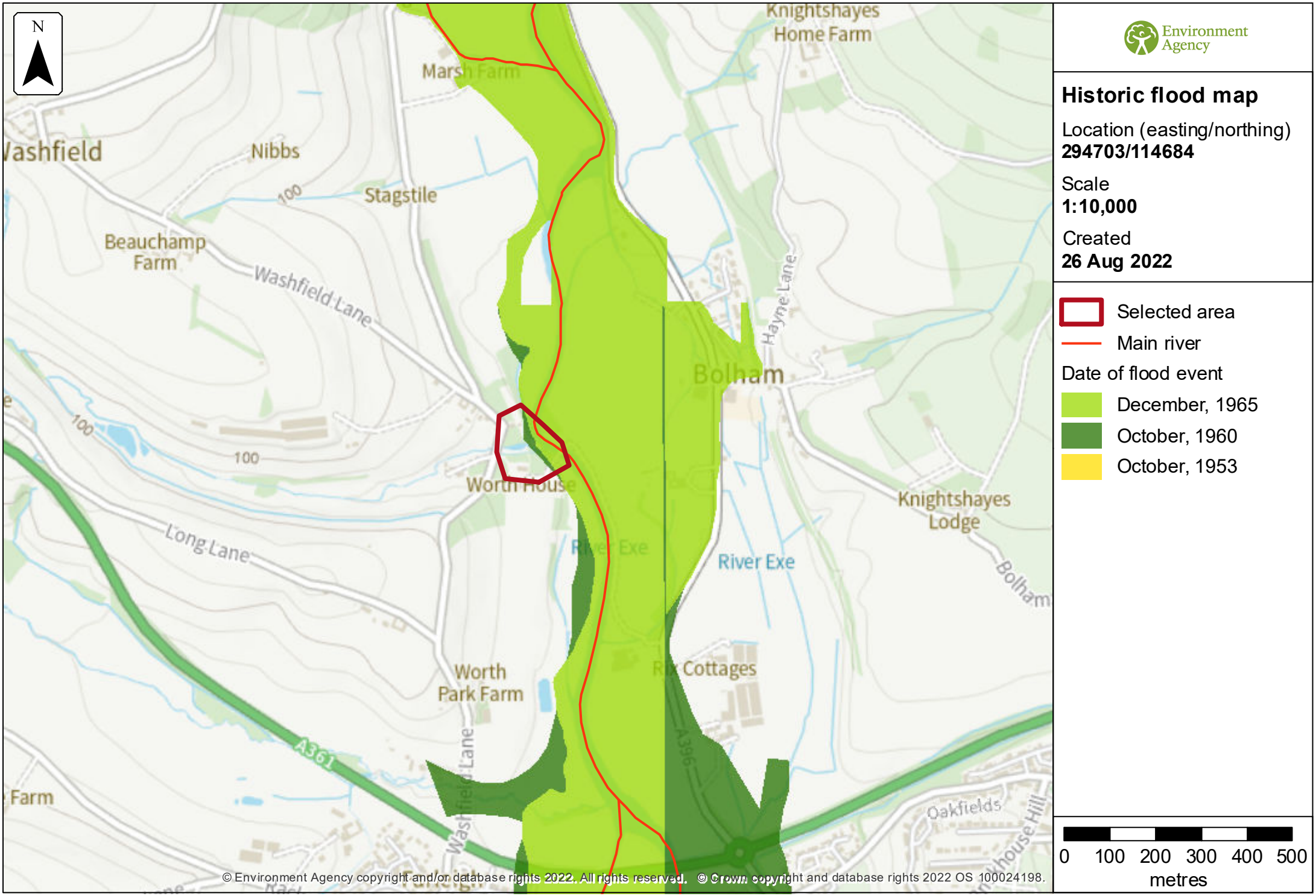
Our historic flood event outlines:

- are an indication of the geographical extent of an observed flood event. We map flooding to land, not individual properties.
- not give any indication of flood levels for individual properties. They also do not imply that any property within the outline has flooded internally.
- are based on a combination of anecdotal evidence, Environment Agency staff observations and survey.
- do not provide a definitive record of flooding.

It is possible that there will be an absence of data in places where we have not been able to record the extent of flooding. It is also possible for errors occur in the digitisation of historic records of flooding.

Remember that: other flooding may have occurred that we do not have records for

Please note that our records are not comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at this location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.



Environment Agency

Historic flood map

Location (easting/northing)
294703/114684

Scale
1:10,000

Created
26 Aug 2022

Selected area
Main river
Date of flood event
December, 1965
October, 1960
October, 1953

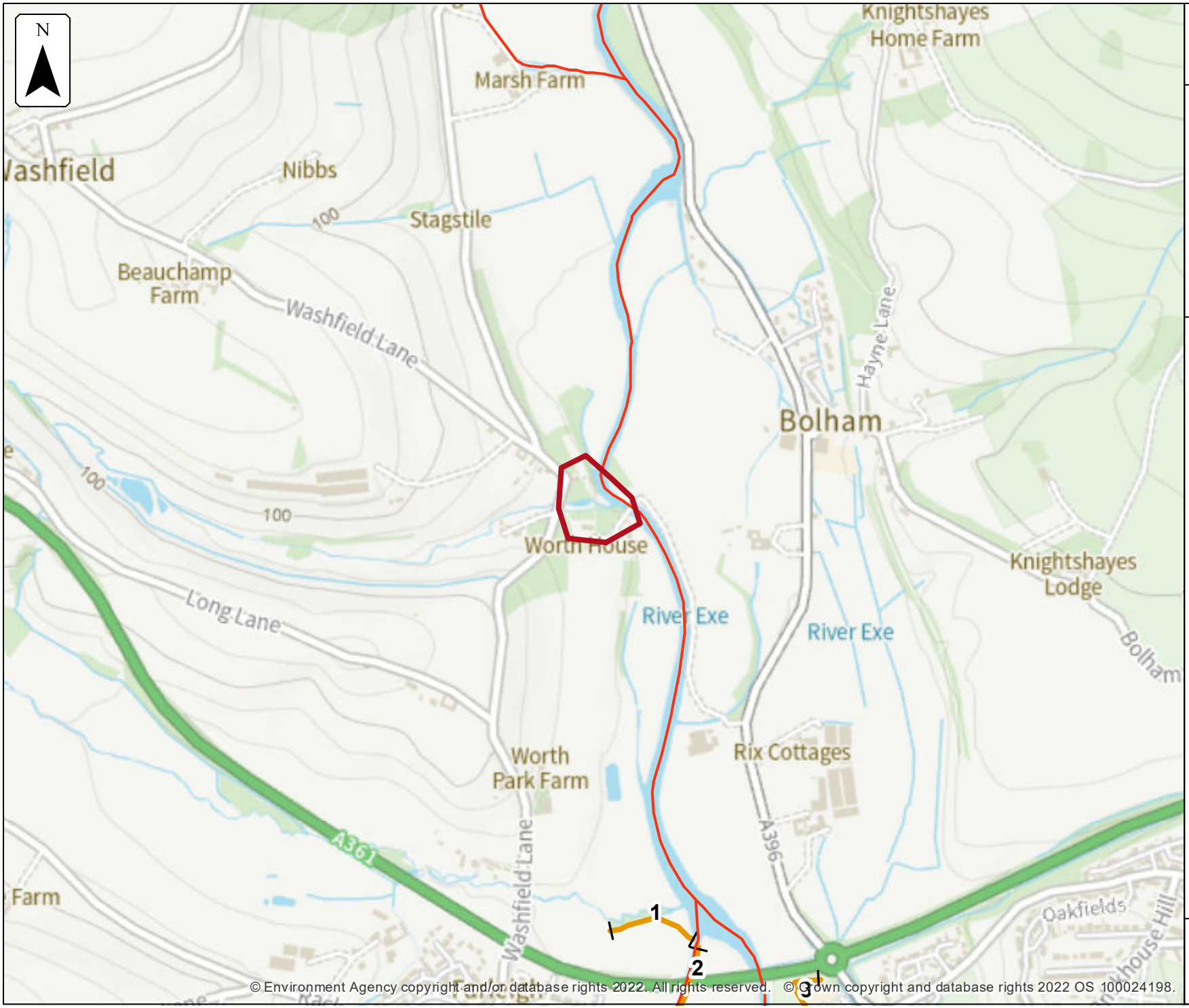
0 100 200 300 400 500
metres

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences and their condition. It shows the height above sea level of the top of the flood defence (crest level). The height is In mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.



Environment Agency

Flood defences

Location (easting/northing)
294703/114684

Scale
1:10,000

Created
26 Aug 2022

Selected area
Main river
Flood defence

0 100 200 300 400 500
metres

Flood defences data

Label	Asset ID	Asset Type	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	4538	Embankment		66.93	67.18	
2	56871	Wall		64.04	65.47	
3	56873	Embankment		65.37	66.17	

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

About the models used

Model name: Tiverton 2D
Date: 2010

Model name: Tiverton
Date: 2017

This model contains the most relevant data for your area of interest.

You will need to consider the latest flood risk assessment climate change allowances and factor in the new allowances to demonstrate the development will be safe from flooding.

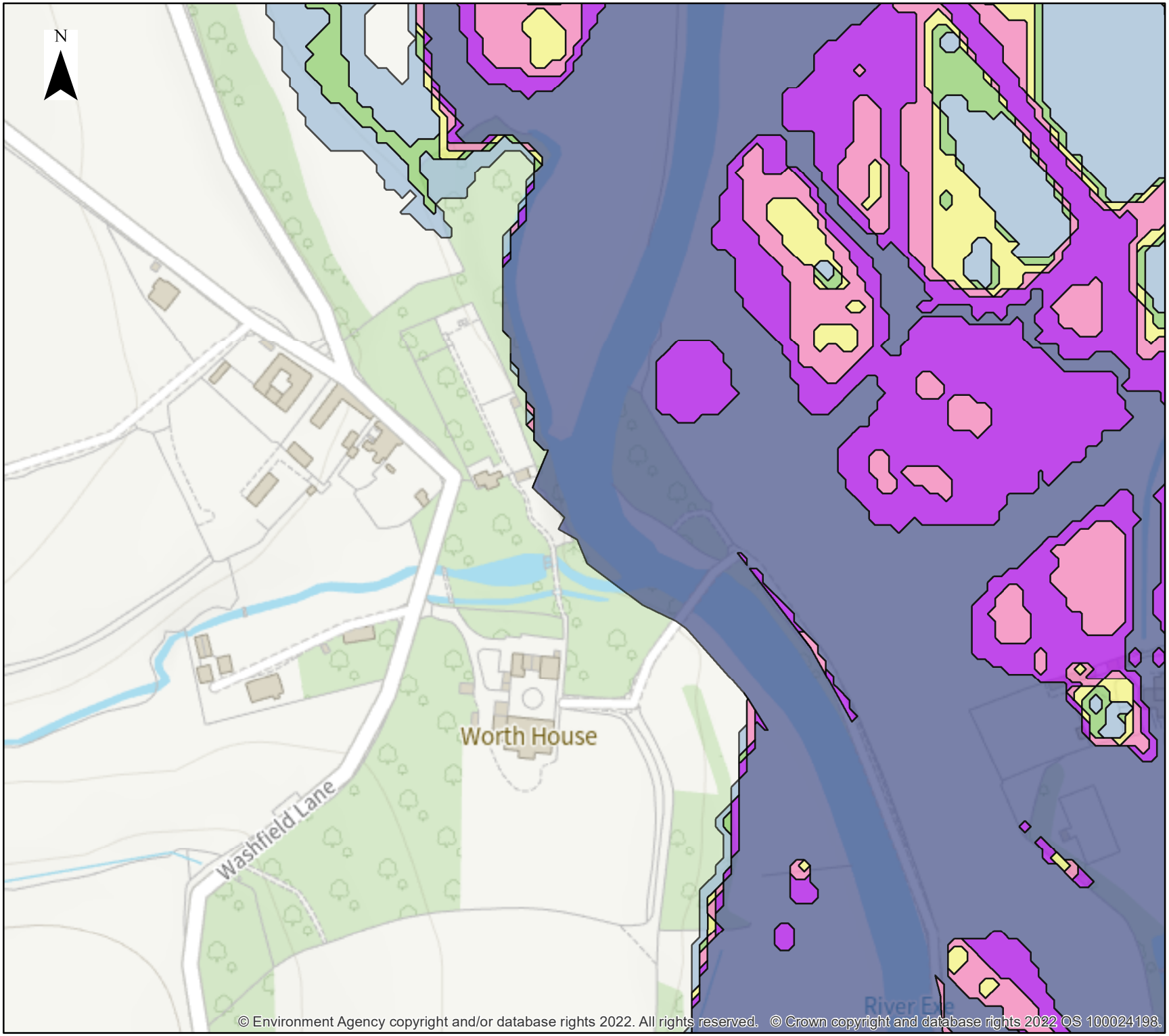
Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1%chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.



Environment Agency

Defended Modelled Fluvial extent Map

Location (easting/northing)
294703 / 114684

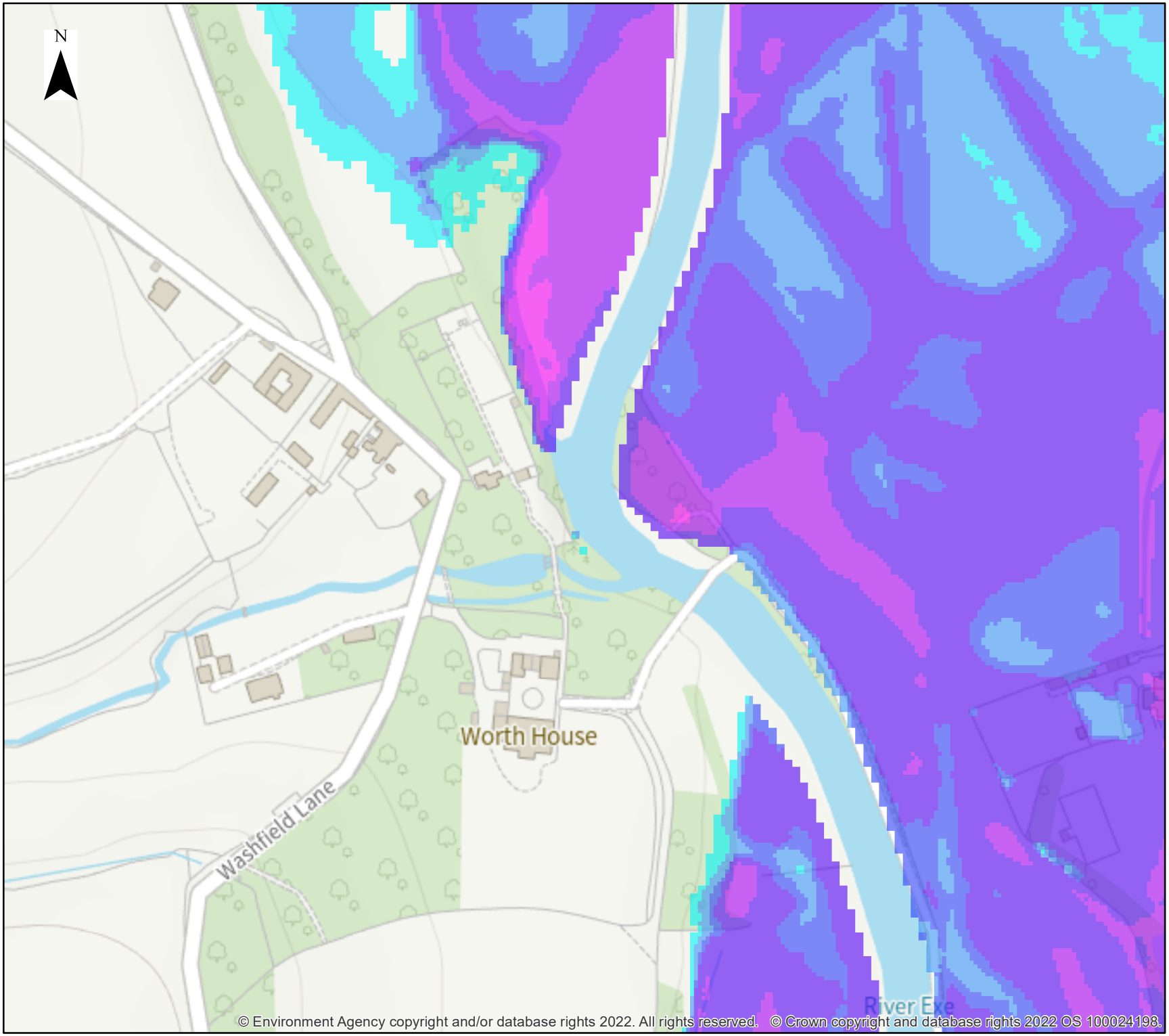
Scale
1:2,600

Created
26 Aug 2022

Model name
Tiverton 2010

Legend

- 10% AEP Flood Extent
- 4% AEP Flood Extent
- 2% AEP Flood Extent
- 1.33% AEP Flood Extent
- 1% AEP Flood Extent
- 0.1% AEP Flood Extent



Environment Agency

Defended Modelled Fluvial Extent Map with Climate Change

Location (easting/northing)
294703 / 114684

Scale
1:2,600

Created
26 Aug 2022

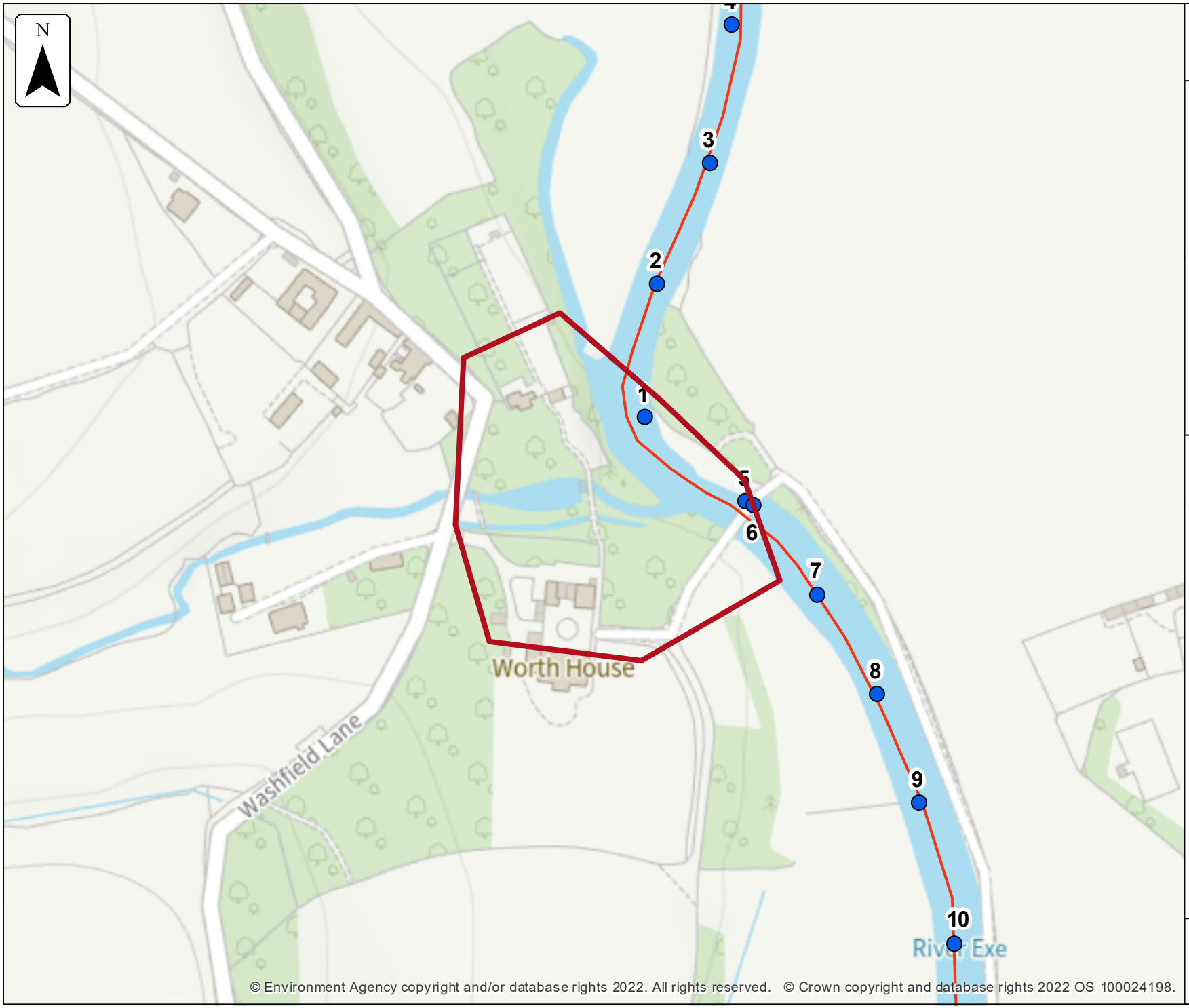
Model name
Tiverton 2017

Legend

1% AEP plus 85% CC

Metres

- 0 - 0.3
- 0.3 - 0.6
- 0.6 - 0.8
- 0.8 - 1.5
- 1.5 - 2.5
- 2.5 +



Environment Agency

Defended modelled fluvial node locations

Location (easting/northing)
294703/114684

Scale
1:2,500

Created
26 Aug 2022

Model name
Tiverton

Selected area
Modelled location
Main river

0 25 50 75 100
metres

Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	4% AEP		2% AEP		1.33% AEP		1% AEP		0.5% AEP		0.1% AEP	
				Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow	Level	Flow
1	106750	294728	114726	68.96	227.07	69.07	236.56	69.13	239.20	69.17	240.52			69.53	348.85
2	295061	294735	114791	69.07	222.98	69.15	238.25	69.19	247.68	69.21	253.42			69.63	324.92
3	115389	294760	114849	69.25	202.93	69.34	217.16	69.38	226.01	69.41	231.46			69.68	301.05
4	99806	294771	114917	69.31	220.27	69.41	233.67	69.47	240.56	69.50	245.76			69.81	306.55
5	102003	294777	114685	68.90	219.40	69.0	227.16	69.07	230.97	69.10	232.87			69.51	265.42
6	331503	294781	114682	68.33	219.40	68.42	227.16	68.47	230.97	68.51	232.87			68.85	265.42
7	141015	294812	114639	68.16	222.55	68.24	234.11	68.28	240.43	68.31	244.40			68.60	286.77
8	275337	294841	114591	68.03	218.45	68.11	228.56	68.15	234.01	68.19	238.22			68.48	280.82
9	15658	294862	114538	67.84	224.79	67.90	237.74	67.93	244.73	67.96	249.63			68.24	296.13
10	137034	294879	114469	67.60	219.97	67.65	230.69	67.68	236.89	67.71	241.04			68.01	286.06

Data in this table comes from the Tiverton model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

Environment Agency

Level Node Map

Location (easting/northing)
294703 / 114684

Scale
1:2,600

Created
26 Aug 2022

Model name
Tiverton 2017

Legend

- Level Nodes

Modelled Flood Level

Defended Modelled Flood Level for Annual Exceedance Probability Shown (mAOD)				
Node ID	**50% AEP**	**10%AEP**	**1%AEP**	**1% AEP + 85% CC**
1		68.08	69.39	69.77
2	68.62	69.06	69.36	69.74
3		68.76	69.17	69.67
4				69.67
5		68.75	69.16	69.68
6			68.34	68.77

Data in this table comes from the Tiverton 2017 Model
created 26/08/2022

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

Contact the Devon Cornwall and the Isles of Scilly Environment Agency team at dcisenquiries@environment-agency.gov.uk for:

- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

Hydro and Wind Consultancy, Design & Installation

Securing a clean energy future, profitably

Worth House Hydroelectric Power Scheme

Environmental Report

Document Control

Version	Date of Issue	Author(s)
01	September 2022	Jamie Godsell

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Renewables First – Company

Renewables First is one of the UK's leading hydro and wind power specialists and has been delivering hydro and wind projects for over ten years. We provide all of the services from in-house resources to take a project from initial feasibility stage, through all of the consenting and engineering design stages and on to construction and commissioning. We use our experience of the installation and operational phases to provide feedback into the design stages of the next projects, ensuring that our customers benefit from our whole-project exposure.

Contents

1 Introduction

This document accompanies the water resources abstraction licence application and hydroelectric power scheme application for the proposed hydroelectric power (HEP) scheme located at Worth House, Lower Washfield, Tiverton, Devon.

An overshot waterwheel system is proposed for installation just downstream of the weir on the site.

The maximum abstraction proposed for the scheme is 1.3 times Q_{mean} in line with Table B of 'Guidance for run-of-river hydropower development'. Key parameters that allow higher levels of abstraction and departure from table A are listed below with supporting information included in the subsequent sections of this report.

1. Not prevent Water Framework Directive objectives from being achieved (see the 'Water Framework Directive' section of 'Guidance for run-of-river hydropower development').
2. Maintain or improve fisheries, fish passage and fish migration (see the 'Fish passage and screening' section of 'Guidance for run-of-river hydropower development').
3. Not have unacceptable impacts (effects) on protected sites or species (see the 'Nature conservation and heritage' section of 'Guidance for run-of-river hydropower development').
4. Not have unacceptable impacts on the rights of other water users, including anglers.

A completed WR325 Environmental Site Audit Checklist is also attached for reference.

2 Site details

2.1 Site description

Figure 1 to Figure 7 shows the current layout around the installation location. There is an existing concrete weir which discharges into a weir pool. The base of the weir pool appears to have originally been concrete, but has been eroded away.

Figure 1: view looking upstream from the weir.

Figure 2: weir viewed from the downstream end (intake location).

Figure 3: weir viewed from the upstream end.

Figure 4: looking down into the weir pool from the edge of the weir.

Figure 5: looking down into the weir pool from the footbridge.

Figure 6: view looking upstream from beyond the footbridge.

Figure 7: view looking downstream from underneath the footbridge (waterwheel to be cut into the bank on the left-hand side).

2.2 Hydrological data

The water level from the crest of the weir to 5 metres downstream is 3.37 metres.

The nearest EA gauging station is at Stoodleigh approximately 3 km to the North on the River Exe. The flow rates from this gauge are not particularly relevant to the site as the catchment area is over 100 times larger and the catchment is generally higher altitude land within the Exmoor National Park.

The catchment flows have therefore been modelled using LowFlows 2 software.

The catchment area for the site is approximately 3.91 km^2.

Flow exceedance (%)	Gross flow rate (m^3/s)
Q_{10}	0.157
Q_{20}	0.102
Q_{30}	0.075
Q_{40}	0.06
Q_{50}	0.049
Q_{60}	0.04
Q_{70}	0.033
Q_{80}	0.027
Q_{90}	0.022
Q_{95}	0.019
Qmean (Q30)	0.075
Q_{95}/Q_{mean}	25%

Table 1: flow exceedance for the site from LowFlows 2.

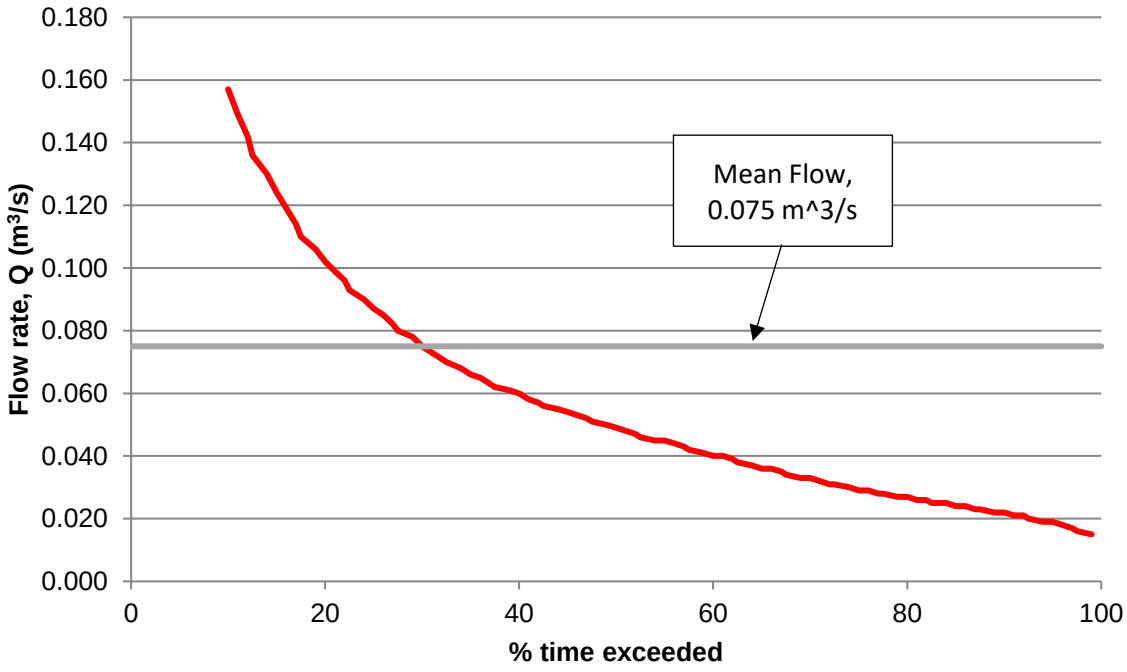

Figure 8: flow duration curve for the site.

3 Proposal

3.1 Proposal summary

The HEP system consists of a single overshot waterwheel turbine installed just downstream of the weir. The intake will be on the weir and the outfall will be just downstream of the footbridge. The scheme is expected to generate a peak electrical power output of 2.0 kW.

3.2 Summary of hydrology information

It is proposed that the HEP scheme flow is 1.3 times Q_{mean}. The hands-off-flow across the weir is proposed to be zero as the flow is discharged just downstream of the weir, so the depleted reach is small. The weir pool is also a manmade construction, so is deemed to not have high ecological value. There will continue to be flow over the weir during periods of high flow.

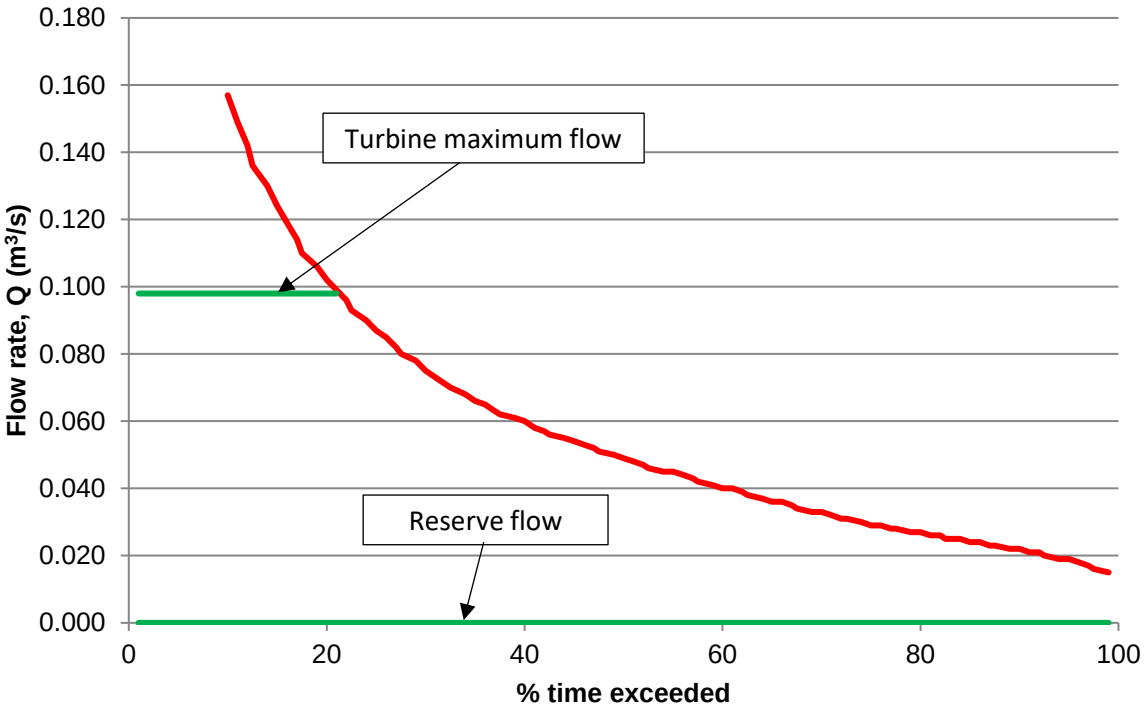

Figure 9: flow duration curve with turbine flow.

Table 2 outlines the key hydrological information for the proposed HEP system.

Turbine intake location (weir)	SS 94695 14692
Outfall location	SS 94709 14690
Depleted reach	12 m
Turbine type	1 no. overshot waterwheel
Waterwheel diameter	3.0 m
Waterwheel rated flow	0.098 m^3/s
Hands-off-flow	0 m^3/s
Rated system head	3.37 m
Maximum hourly abstraction	353 m^3
Maximum daily abstraction	8,467 m^3
Maximum annual abstraction	1,862,784 m^3

Table 2: key hydrological information for the HEP system.

3.3 Layout

Refer to site plan drawing (WORTH_P001) and general arrangement (WORTH_P002).

3.4 Operation

Flow will enter the headrace at the weir via a trash screen and travel along a channel to the waterwheel. At the end of headrace there is a sluice which controls the flow of water into the waterwheel. The flow is controlled to achieve an upstream water level in the head race. The flow is also limited by the maximum power generated by the waterwheel. Water is discharged at the bottom of the waterwheel downstream of the weir.

Although the headrace will be notched into the existing weir, this will not raise the upstream water levels, as any excess flow will be able to spill over the sides of the headrace during periods of high flow or when the waterwheel is not operational.

4 Ecology

4.1 Designations

A desktop review of ecology designations was undertaken using the MAGiC online database.

The site is not within a SSSI, SAC, RAMSAR, SPA, NNR, LNR, NP or AONB designation.

The proposal is within the SSSI impact risk zone for Bickleigh Wood Quarry SSSI and Tidcombe Lane Fen SSSI. However, the construction and operation of the scheme will not impact upon these areas.

Some of the surrounding land is classified as priority habitat (deciduous woodland). The river bank where the scheme will be constructed is outside of this priority habitat. The control equipment will be located away from the river in an existing building.

4.2 Fish and aquatic habitats

An overshot waterwheel is to be used. This technology poses little risk to fish, so only a 100mm trash screen on the intake will be used.

The Environment Agency Ecology & Fish Data Explorer has been used to carry out a desk study of the fish species that could be impacted by the scheme.

The fish species shown in Table 3 have been recorded during surveys in the River Exe upstream of the site. All these species could therefore be present in the section of the stream downstream of the weir. However, no migration across the weir would be possible, so migratory species would not be found upstream of the weir.

Species
Atlantic salmon
Brown/ sea trout
Bullhead
Minnow
Stone loach
Lamprey
3-spined stickleback
Grayling

Table 3: fish species observed in the River Exe upstream of the site.

5 Geomorphology

When the HEP scheme is operating, it will reduce the flow over the weir. The weir pool and downstream channel is a heavily eroded concrete construction, so this reduced flow will have little effect on the geomorphology of the site.

6 Water Framework Directive

The WFD objectives for the Exe (Barle To Culm) water body (shown in Table 4) have been assessed. The proposed installation will have no or negligible effect on these objectives.

Classification Item	Status	Year
Ecological	**Good**	2027
Biological quality elements	**Good**	2027
Invertebrates	**Good**	2015
Macrophytes and Phytobenthos Combined	**Good**	2027
Physico-chemical quality elements	**Good**	2015
Acid Neutralising Capacity	**Good**	2015
Ammonia (Phys-Chem)	**Good**	2015
Dissolved oxygen	**Good**	2015
Phosphate	**Good**	2015
Temperature	**Good**	2015
pH	**Good**	2015
Hydromorphological Supporting Elements	**Supports good**	2015
Hydrological Regime	**Supports good**	2015
Supporting elements (Surface Water)	**Not assessed**	2015
Specific pollutants	**High**	2015
Arsenic	**High**	2015
Copper	**High**	2015
Diazinon	**High**	2015
Iron	**High**	2015
Manganese	**High**	2015
Zinc	**High**	2015
Chemical	**Good**	2015
Priority hazardous substances	**Good**	2015
Benzo (b) and (k) fluoranthene	**Good**	2015
Benzo (ghi) perelyene and indeno (123-cd) pyrene	**Good**	2015
Benzo(a)pyrene	**Good**	2015
Cadmium and Its Compounds	**Good**	2015
Di(2-ethylhexyl)phthalate (Priority hazardous)	**Good**	2015
Mercury and Its Compounds	**Good**	2015
Nonylphenol	**Good**	2015
Priority substances	**Good**	2015
1,2-dichloroethane	**Good**	2015
Benzene	**Good**	2015
Dichloromethane	**Good**	2015
Diuron	**Good**	2015
Fluoranthene	**Good**	2015
Lead and Its Compounds	**Good**	2015
Nickel and Its Compounds	**Good**	2015
Trichloromethane	**Good**	2015
Other Pollutants	**Good**	2015
Aldrin, Dieldrin, Endrin & Isodrin	**Good**	2015
Carbon Tetrachloride	**Good**	2015
DDT Total	**Good**	2015
para - para DDT	**Good**	2015

Table 4: WFD objectives for the Exe (Barle to Culm) water body.

7 Flood Risk

The 1% AEP with 85% climate change allowance flood level for the River Exe adjacent to the site is 69.67 mAOD (refer to the Product 4 Report for the site). All control equipment will be located in an existing building on site above this flood level.

All of the equipment located within the river will be flood resilient with the exception of the generator. It is not practical to locate the generator above the 1% AEP with climate change allowance level. However, it is possible to locate it above the 1% AEP. If the flood level were to exceed this, the generator would be replaced as it is a low cost item.

8 Human impacts

8.1 Navigation

The watercourse is not used for navigation, so the scheme will have no impact.

8.2 Recreational use

The site is privately owned and any flows or water levels downstream or upstream will be unchanged. Angling will therefore be unaffected by the proposal.

8.3 Heritage

There are no scheduled monuments, world heritage sites or listed buildings that will be affected by the proposed scheme.

8.4 Landscape and visual

There is no proposal to landscape the area around the proposed installation as the majority of the installed equipment is within the river below the bank level.

9 Conclusions

This proposed HEP scheme meets the necessary requirements for an abstraction licence.

An assessment has been completed to show that there will be no significant adverse impact on ecology, geomorphology and human uses of the watercourse and any impacts can be mitigated effectively.

The scheme is not considered to impact on an any Water Framework Directive objectives for the impacted water body.

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Brimscombe
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GL5 2QG

Tel. 01453 887744
Fax. 01453 887784

info@renewablesfirst.co.uk
www.renewablesfirst.co.uk

Morden Mill

Hydrology assessment

Report completed: 21st September 2022
Author: Jamie Godsell

Introduction

As part of the pre-application advice received for the proposed hydroelectric scheme at Morden Mill (reference NPS/WR/035321), flow monitoring is required at the site. This is due to the impact of groundwater movements at the site which are expected to be significant. The flow monitoring should focus on low and medium flows.

Flow monitoring methodology

Flow through the site is currently split between the mill pond bypass channel and the mill tail race. In order to carry out the flow monitoring, the existing spillway weirs were used to monitor the flow down the bypass channel. As the stoplog weir by the mill is not fixed and the height is adjusted at times for maintenance, a v-notch weir was installed downstream of the mill to monitor flow down the mill tail race.

Figure 1 shows the spillway weir and Figure 2 shows the v-notch that has been set up downstream of the mill.

A Solinst Levelogger was installed in the mill pond (see Figure 3) and another was installed upstream of the v-notch weir. A Solinst Barologger was also left on site to allow the measurements to be calibrated with respect to barometric pressure.

The equipment was installed on 13th June 2022. The data was collected on 20th September 2022. The equipment was left to continue data recording after this date.

The level above the invert of the v-notch weir was used to calculate the flow over the v-notch using the standard equations for v-notch weirs from BS ISO 1438:2008.

The level above the invert of the spillway weir was used to calculate the flow over the weir using the broad-crested weir equations from BS ISO 3846:2008.

Figure 1: mill pond spillway weir.

Figure 2: v-notch set up on tailrace weir (Levelogger attached to upstream wall).

Figure 3: location of Levelogger in mill pond.

Flow Data

Figure 4 shows the measured flow through the spillway and v-notch at Morden Mill during the 3 months in which the dataloggers have been installed. The graph also shows the sum of these two flows as well as the daily rainfall for South West England and Wales taken from the Met Office's HadUKP data. The rainfall data is not completely applicable to the site as it covers a number of weather stations, but it approximately shows how flows on site respond to precipitation.

The Q_{mean} for the site was estimated to be 80 litres per second using the Briantspuddle gauge scaled using LowFlows results (refer to geomorphology assessment). Given that the period of monitoring is generally a low flow period of the year and it has been a relatively dry summer, it appears the Q_{mean} and the flow duration values previously estimated are too low.

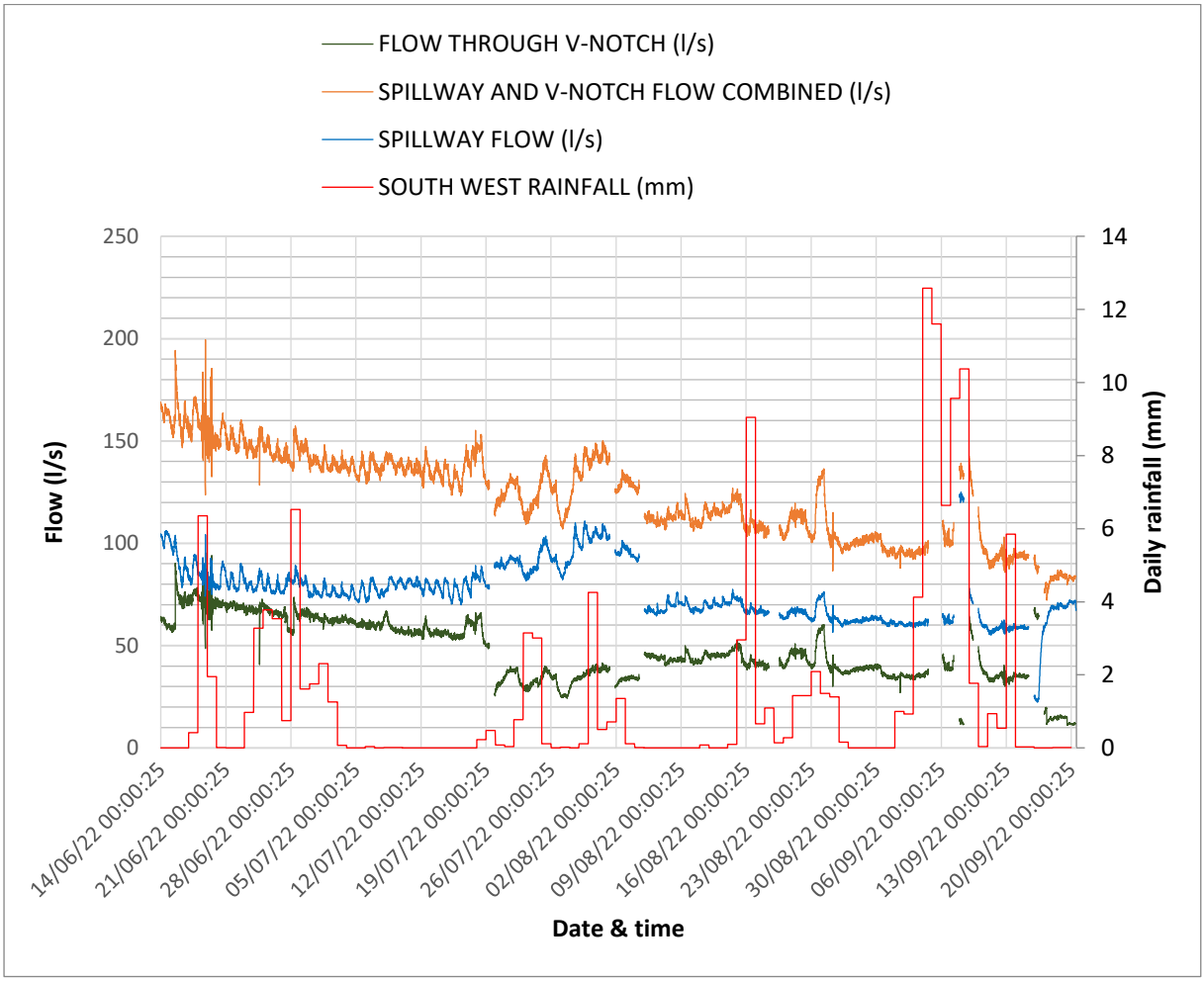

Figure 4: flow data for the Morden Mill site.

The data from the Briantspuddle gauging station (EA unchecked data) is shown in Figure 5 along with the Morden Mill flow data for the period since flow monitoring began on site. The gauging station data has been scaled for the catchment area at Morden Mill (ratio of 0.0567).

The Briantspuddle gauging station flow has been below Q_{mean} (74 l/s when scaled for the Morden Mill catchment) throughout the flow monitoring period.

The graph shows that the flow at Morden Mill has been between 5.9 and 16.7 times the scaled gauging station flow throughout the period of flow monitoring. This suggests that during periods of low flow, the groundwater flow has a very significant impact on the flow at Morden Mill.

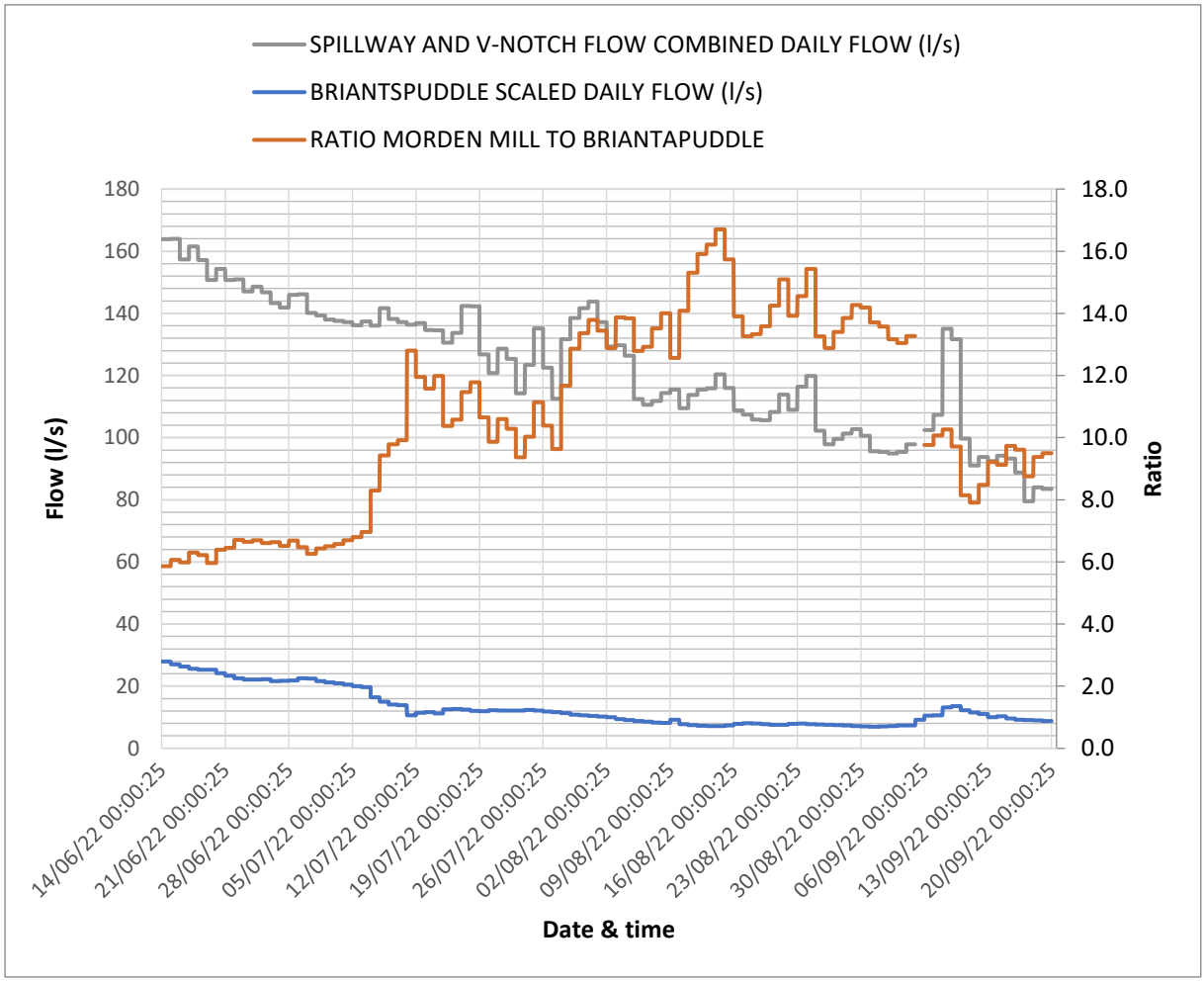

Figure 5: flow data for the Morden Mill site and the Briantspuddle gauging station.